065.0	0005	0001.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	639,900 /	639,900
USE VALUE:	639,900 /	639,900
ASSESSED:	639,900 /	639,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
200		MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GARRITY ROBERT J & LINDA
Owner 2:	
Owner 3:	
Street 1:	200 MYSTIC ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .157 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1941, having primarily Wood Shingle Exterior and 1754 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6858.000	245,700		394,200	639,900
Total Card	0.157	245,700		394,200	639,900
Total Parcel	0.157	245,700		394,200	639,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 364.74 | /Parcel: 364.74

Legal Description

User Acct
41948
GIS Ref
GIS Ref
Insp Date
12/12/08

Entered Lot Size	
Total Land:	
Land Unit Type:	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 065.0-0005-0001.B

!5631!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	245,700	0	6,858.	394,200	639,900		Year end	12/23/2021
2021	101	FV	237,800	0	6,858.	394,200	632,000		Year End Roll	12/10/2020
2020	101	FV	237,800	0	6,858.	394,200	632,000	632,000	Year End Roll	12/18/2019
2019	101	FV	215,700	0	6,858.	366,100	581,800	581,800	Year End Roll	1/3/2019
2018	101	FV	215,700	0	6,858.	366,100	581,800	581,800	Year End Roll	12/20/2017
2017	101	FV	215,700	0	6,858.	321,000	536,700	536,700	Year End Roll	1/3/2017
2016	101	FV	215,700	0	6,858.	292,800	508,500	508,500	Year End	1/4/2016
2015	101	FV	202,900	0	6,858.	259,100	462,000	462,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	02:30:41

LAST REV

Date	Time
12/19/19	09:36:32
mmcmakin	

USER DEFINED

Prior Id # 1:	41948
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5631

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12096-114		10/21/1971		22,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/12/2008	Meas/Inspect	336	PATRIOT
10/8/1999	Meas/Inspect	256	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6858		Sq. Ft.	Site		0	70.	0.82	12			Med. Tr	-10					394,215						394,200	

Total AC/HA:	0.15744	Total SF/SM:	6858	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	394,215	Spl Credit		Total:	394,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape
Sty Ht:	1H - 1 & 1/2 Sty
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GREEN
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal	2 - Plaster	
Sec Int Wall:		%
Partition:	T - Typical	
Prim Floors:	3 - Hardwood	
Sec Floors:	4 - Carpet	50 %
Bsmnt Flr:	4 - Carpet	
Subfloor:		
Bsmnt Gar:		
Electric:	3 - Typical	
Insulation:	2 - Typical	
Int vs Ext:	S	
Heat Fuel:	1 - Oil	
Heat Type:	3 - Forced H/W	
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac: NO
% Com Wal		% Sprinkled

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	1.00500000
Adj $ / SQ:	149.242
Other Features:	86500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	333810
Depreciation:	88126
Depreciated Total:	245684

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

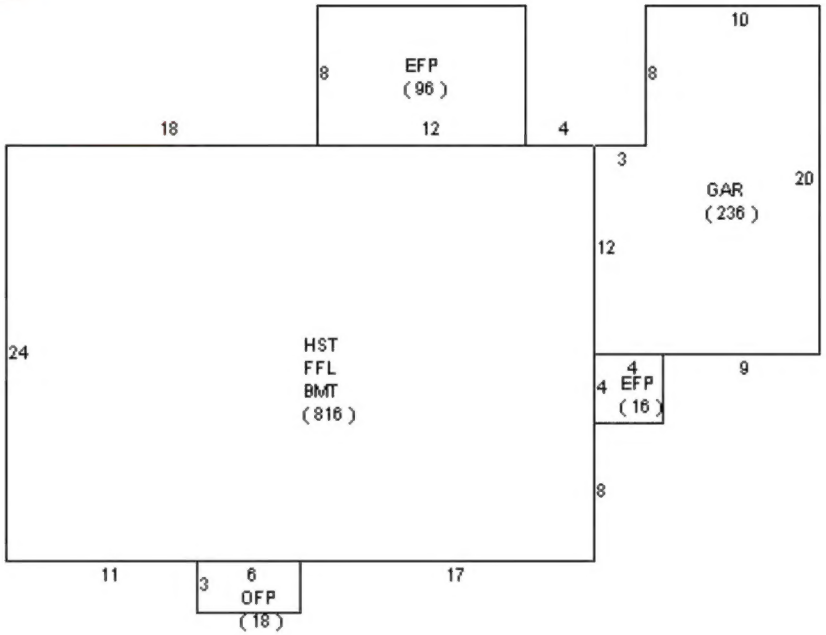
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	149.24
Special Features:	0	Val/Su Net:	102.12
Final Total:	245700	Val/Su SzAd	200.74

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	63.690	51,970
FFL	First Floor	816	149.240	121,782
HST	Half Story	408	149.240	60,891
GAR	Garage	236	25.720	6,070
EFP	Enclos Porch	112	51.790	5,801
OFP	Open Porch	18	44.220	796

Net Sketched Area:	2,406			Total:	247,310
Size Ad	1224	Gross Area	2814	FinArea	1754

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	65	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 065.0-0005-0001.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1995	0.00	T	19.2	101						

More:	N	Total Yard Items:		Total Special Featues:	Total: